

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Public, Semi-Public facilities and utilities zone, Residential use to Industrial use zone in Survey No. 257 (Part) of Ibrahimpatnam Khalsa Village, Ibrahimpatnam Mandal, Ranga Reddy District an extent of Ac.135.00 for setting up of Textile Park – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 21,

Dated:18.01.2014.

Read the following:

1. Government of India, Ministry of Textiles, New Delhi No.19/1/2011-SITP. Dt:28.10.2011.
2. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.793/PLG/HMDA/ GEN/ 2013, dated 09.04.2013.
3. From Industries & Commerce Dept U.O.Note.No.11902/Tex-2/2011, dt:18.04.2013.
4. Government Letter No.8445/I1/2013-1, MA&UD Dept., dated 19.06.2013.
5. From the Vice Chairman and Managing Director, APIIC Limited, Hyderabad, Letter No.5454/A3/HMDA/Lands/APIIC/2011, dated 6.8.2013.
6. Government Letter No.8445/I1/2013-2, MA&UD Dept., dated 31.10.2013.
7. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.793/PLG/ HMDA/GEN/ 2013, dated 12.11.2013.
8. Government Memo. No.8445/I1/2013-3, MA&UD Dept., dated 27.11.2013.
9. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.793/PLG/ HMDA/GEN/ 2013, dated 26.12.2013.

-- o0o --

ORDER:

The proposals submitted by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad for change of land use to Industrial use zone in Sy.No.257, Ibrahimpatnam, Ranga Reddy District to an extent of Ac.135.00 of M/s.White Gold Integrated Spintex Park Private Limited, Hyderabad have examined and agreed in the light of the recommendations of the Vice Chairman and Managing Director, APIIC Limited, Hyderabad and Industries & Commerce Department. Since the project was already notified as Integrated Textile Park vide No.19/2/2011-SITP, Ministry of Textiles, Government of India and allotted by APIIC Limited for setting up of Textile Park before publication of master plan by Hyderabad Metropolitan Development Authority, Government have desired to process the change of land use proposal without insisting processing and conversion charges.

2. The draft variation to the land use envisaged in the notified Metropolitan Development Plan - 2031 issued in Government Memo 8th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.799, Part-I, dated 02.12.2013. No objections or suggestions have been received from the public within the stipulated period. Hence, the draft variation is confirmed.

3. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, **dated 23.01.2014.**

4. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

...2.

::2::

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority,
Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan
Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The Industries and Commerce (Tex) Department,

The APIIC Limited.

The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Metropolitan Development Plan – 2031, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.799, Part-I, dated 02.12.2013 as required by sub-section (3) of the said section.

VARIATION

The site in Survey No. 257 (Part) of Ibrahimpatnam Khalsa Village, Ibrahimpatnam Mandal, Ranga Reddy District an extent of Ac.135.00, which is presently earmarked for Public, Semi-Public facilities and utilities zone, Residential use zone in the Notified Metropolitan Development Plan – 2031 is designated as Industrial use zone for setting up Textile Park, subject to the following conditions; that:-

1. the applicant shall maintain a minimum buffer of 9 Mtrs or more as prescribed by APPCB towards residential use side.
2. the applicant shall handover the area affected due to the proposed master plan roads at free of cost to the local body.
3. the village roads passing through the site under reference shall remain unchanged.
4. the applicant shall comply with conditions mentioned by the Forest Department in the NOC issued by them.
5. the applicant shall obtain the Industrial Building permission through single window system from HMDA before undertaking any developmental works.
6. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
7. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
8. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
9. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
10. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
11. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
12. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.

...3.

::3::

13. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
14. that the change of land use shall not be used as the proof of any title of the land.
15. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
16. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
17. that the owner / applicant shall approach the Municipal authorities for obtaining permission after demolition of the existing buildings after obtaining clearances if any required from ULC authorities.
18. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

- NORTH: Sy.Nos.32, 128, 258 of Ibrahimpatnam Khalsa (V) & Village boundary of Ibrahimpatnam Bagayath.
- SOUTH: Existing 40'-0" road connecting Raipole Village and Ibrahimpatnam Village, proposed 30 Mtrs in MDP – 2031.
- EAST : Reserve Forest.
- WEST : Sy.Nos.129, 130, 131, 132, 138, 139, 146, 147, 148 & 149 of Ibrahimpatnam Village and Village Boundary of Ibrahimpatnam Bagayath.

**Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER